

DARRELL W. FOUST, ET UX, GRANTORS

TO

WARRANTY DEED

PAUL W. DOWNING, ET UX, GRANTEEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, DARRELL W. FOUST and Wife, SIDONNA K. FOUST, hereby sell, convey, and warrant unto the Grantees, PAUL W. DOWNING and Wife, DEBRA F. DOWNING, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

3.862 acres located in the southeast quarter of the southeast quarter of Section 35, Township 1 South, Range 9 West, more particularly described as follows:

Begin at the southeast corner of the Southeast Quarter of Section 35, Township 1 South, Range 9 West, DeSoto County, Mississippi, said point being a P.K. nail (found) in the present centerlines of Poplar Corner Road and Nail Road; thence north 14°00'35" west with the east line of Section 35, 886.60 feet called, 904.14 feet measured, to the Point of Beginning of the hereinafter described tract; thence continue north 14°00'35" west with the east line of said Section 35, 150.00 feet to a point; thence south 76°00'21" west 1161.60 feet to a point, said point being the northeast corner of the Jimmy L. Benton 1.00 acre tract as recorded in Book 135, Page 696; thence south 14°00'35" east along Benton's east line 150.00 feet to a point; said point being Benton's southeast corner; thence north 76°00'21" east 1161.60 feet to the Point of Beginning of the herein described tract containing 4.00 acres, less and except 0.138 acres of road right-of-way for Poplar Corner Road as recorded in Book 140, Page 654 and being subject to all codes, subdivision covenants and revisions, easements and right-of-ways. Said property being the same property conveyed to Darrell W. Foust and Wife, Sidonna K. Foust by Deed of record in Book 220, Page 363 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities and any

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mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for the year 2001 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

EXECUTED this the 22 day of February, 2001.

Darrell W. Foust
DARRELL W. FOUST

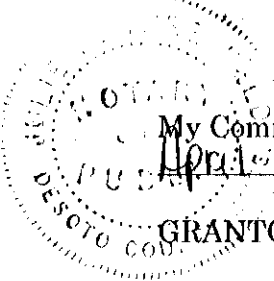
Sidonna K. Foust
SIDONNA K. FOUST
GRANTORS

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DARRELL W. FOUST and Wife, SIDONNA K. FOUST, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 22 day of February, 2001.

Julie M. Shreeve
Notary Public



My Commission Expires:
April 26, 2003

GRANTOR'S ADDRESS: 8132 Horn Cove No., Olive Branch, MS 38654
Home #: (662) 890-5575 Bus #: (901) 434-8019

GRANTEE'S ADDRESS: 6960 Hughey Meadows Cove, Walls, MS 38680
Home #: (662) 781-1652 Bus #: () ___N/A___

Prepared by:
Walker, Brown & Brown, P. A.
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jn foust to downing wd 2003